

Town of Urbana
Planning Board Minutes
April 4, 2011

Board Present	Randy Robinson	Chairman
	Norm Hann	Board Member
	Andy Mazzella	Board Member
	Tom Marshall	Alternate Board Member
	Carly McConnell	Recording Secretary
Public Present	Susan McCoy	David Pearce
	Lance Locey	Mark Waldrop
	Richard Gardiner	Greg Gardiner
	Mike Waldrop	

Public Hearing: Opened 7:02PM

Greg Gardiner of 8570 Reservoir Hill Road, Hammondsport; has applied for a special use permit and site plan review application to operate a registered motorcycle repair facility. The shop will be located at 8519 Reservoir Hill Road on property owned by Richard & Judy Gardiner.

Public Questions/Concerns: No, public present on behalf of this application

Board Questions/Concerns: None

Board reviewed an updated written report received by CEO, Magee.

Closed: 7:03PM

Regular Meeting: Opened 7:05PM

A. Minutes:

- a. Minutes were reviewed from the regular meeting on March 7, 2011. Mr. Hann made a motion to approve the minutes of March 7, 2011 as submitted. Seconded by Mr. Marshall. All in favor.

B. Old Business:

a. Site Plan Review:

- i. Gilstrap - David Pearce on behalf of property owner Doug Gilstrap was present at the meeting. The applicant was granted a variance by the ZBA. Applicants are still waiting for septic approval by the Department of Health. Board held discussion with Mr. Pearce; regarding the new submissions and the septic approval. The Board reviewed the updated written report received by CEO, Magee. The Board can not move any further on the application until septic approval is granted by the Department of Health.
- ii. McCoy – Mrs. McCoy was present at meeting. Board reviewed new submissions from the applicant. Applicant is waiting for septic approval from the Department of Health. Board reviewed written decision from Terry Debuck, indicating that he will refer to the Department of Health’s judgment. Board reviewed update written decision from CEO, Magee. CEO, Magee’s areas of concern are as follows:
 1. Special Use Permit will be required, due to property being located in an agricultural district.
 2. Parking – The applicant will be required to have 63 spaces. A variance will be required for anything less.
 3. Septic System & water supply
 4. Use of any temporary structures for events
 5. Placement of any type of amplified music

The applicant indicated that they will hire a management company to oversee the property and events. The applicant responded to CEO, Magee concerns.

1. Parking – They will apply for a variance

2. Temporary structures – None will be used
3. Music – All of the music will be inside.

David Iocco called in to speak with the Board regarding the septic issues & the SEQR options. The Board discussed the options & decided to require the applicant to complete the short form. The Board can not move forward until approval from the Department of Health is granted for the drinking water & septic service and parking variance from the ZBA. The Board advised the applicant to get a sign application.

b. Concept Review:

- i. Lance Locey – Board discussed a letter received by Mr. Locey. Applicant was present at meeting. The Board discussed the new submissions and the current application status. The Board will require a new application. The Board will also require a letter from the Town of Urbana Board (property owner); giving Mr. Locey permission to apply for a project on the Town property. Mr. Locey addressed the Board and provided the follow information:
 1. Number of slips has been reduced from 200 to 100. Slips will be added on an as need basis.
 2. The DEC will be out in June to track the vegetation growth in the lake at the site of proposed slips.
 3. The Town did not renew his preferred developer status. The Board originally gave him 18 months to complete the project (expired in December).
 4. He did not pursue the project; due to a park grant the Town of Urbana has applied for to make repairs to the existing dock & due to the legal issue between the Town and the owner of the Keuka Maid.

The Board advised the applicant to confirm that the Federal Grant the Town has applied for; would allow the Town to designate a preferred developer.

C. New Business:

a. Site Plan Review:

- i. Mark Waldrop – Applicant is Mark Waldrop & property owner is Stan Roman & Don Miller. The applicant is proposing to open a restaurant on Route 54 in the former Road House Restaurant location. Applicant is also requesting to make to the existing pavilion area into a BBQ/clam bake area for events. The Board received the information regarding this project before the start of this meeting and did not have proper time to review the application. The Board reviewed CEO, Magee's written decision and the submission from the applicant. The applicant indicated that Terry Debuck approved the septic and the new system has been installed. Board advised applicant to have the Department of Transportation look at the ingress & egress issues at the location and make a recommendation. The Board advised the applicant recent issues regarding music in the Town and recommends them to come up with a plan. Mr. Mazella made a motion to move to full site plan review. Seconded by Mr. Marshall. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Robinson-aye.

D. Old Business Cont.

a. Greg Gardiner:

i. Special Use Permit:

1. SEQR Short Form Part II Completed

- a. Mr. Mazzella made a motion based on the information and analysis and supporting documentation, that the proposed action will not result in any significant adverse environmental impacts and provide attachments as necessary, the reasons supporting this determination. Unlisted classification. Seconded by Mr. Marshall.

Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Robinson-aye

2. Findings

- a. No negative environmental impacts found-SEQR, unlisted classification.
- b. Application complete.
- c. No variances required.
- d. Operations are to be in an existing building with little or no additional impact on the rural nature of the agricultural district.
- e. No negative comments at the public hearing
 - i. Mr. Hann made a motion to approve the findings. Seconded by Mr. Marshall. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Robinson-aye.

3. Mr. Mazzella made a motion to approve the Special Use Permit Application of Greg Gardiner as submitted. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Robinson-aye.

ii. Concept Review:

1. SEQR Short Form Part II Completed

- a. Mr. Mazzella made a motion based on the information and analysis and supporting documentation, that the proposed action will not result in any significant adverse environmental impacts and provide attachments as necessary, the reasons supporting this determination. Unlisted classification. Seconded by Mr. Marshall. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Robinson-aye

2. Findings

- a. No negative environmental impacts found-SEQR, unlisted classification.
- b. Application complete.
- c. No variances required.
- d. Operations are to be in an existing building with little or no additional impact on the rural nature of the agricultural district.
- e. No negative comments at the public hearing
 - i. Mr. Mazzella made a motion to approve the findings. Seconded by Mr. Marshall. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Robin

3. Mr. Mazzella made a motion to approve the Site Plan Review Application of Greg Gardiner as submitted. Seconded by Mr. Hann. Roll Call Vote: Hann-aye, Marshall-aye, Mazzella-aye, Robinson-aye.

E. Planning Issues: The next regular meeting will be held on Monday, May 2, 2011.

F. Motion to Adjourn:

- a. Mr. Mazella made a motion to adjourn the meeting. Seconded by Mr. Marshall.
- b. Meeting adjourned at 914PM

Respectfully Submitted,

Carly McConnell
Recording Secretary